

6 Hyacinth Way, Rushden, Northamptonshire, NN10 0UR



£435,000 Freehold

Welcome to Hyacinth Way, Rushden, where a stunning extended detached family home awaits you. This beautiful property boasts 3 reception rooms/areas, 4 bedrooms and 2 bathrooms, including an en-suite to the main bedroom, providing ample space for comfortable living. Situated on a corner plot, with south facing rear garden, this modern house offers a generous 1,355 sqft of living space, perfect for a growing family. Built in 1998, the property features a double garage and parking for up to 4 cars, ensuring convenience for you and your guests. One of the standout features of this home is the vented air-conditioning and heating in all bedrooms, providing year-round comfort. The extended sitting room offers a spacious area for relaxation and entertainment, ideal for hosting gatherings with family and friends. Outside, the landscaped rear gardens provide a tranquil retreat where you can unwind and enjoy the outdoors. With its prime location and desirable features, viewing this property is essential for anyone looking for a modern family home in Rushden



Location

The property is found on a corner plot, within Hyacinth Way, just off Crocus Way and Greenacre Drive. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

E

Energy Rating

Energy Efficiency Rating - C73

Certificate number - 0213-1203-3304-3007-1200

Accommodation

Ground Floor

Entrance Hall

Under stairs cupboard

Ground Floor Cloakroom / WC

Dining Room

16'1" x 11'1" (4.89m x 3.39m)
(Formerly the lounge)

Sitting Room

22'5" x 11'1" (6.82m x 3.39m)
Bi-fold doors leading to rear garden.

Kitchen / Breakfast Room

9'10" x 14'2" (2.99m x 4.32m)
Minimum measurement, plus utility area. Fitted AEG appliances by way of double electric oven and microwave. Halogen hob. Extractor. Integrated dishwasher and washer / dryer. Space for large fridge/freezer. Underfloor heating and floor heater.

First Floor

Landing

Access to part boarded loft space via loft ladder, with light connected.
Airing cupboard housing hot water cylinder.

Bedroom 1

11'9" x 13'10" (3.58m x 4.22m)
Minimum measurement, plus built in wardrobes, plus recess, plus cupboard.

En-suite Shower Room / WC

Fitted floor and wall units.

Bedroom 2

12'1" x 9'9" (3.69m x 2.96m)

Bedroom 3

9'0" x 8'1" (2.74m x 2.46m)

Bedroom 4

9'0" x 7'6" (2.74m x 2.29m)
Fitted wardrobe.

Family Bath / Shower Room / WC

4 piece suite and fitted floor units.

Outside

Front

Corner plot. Driveway approach. Side gate to rear garden.

Double Garage

15'9" x 17'2" (4.79m x 5.22m)
Maximum internal measurement. Wall mounted gas fired Worcester Boiler. Two remote control electric doors to front. Door to garden. Roof storage.

Rear

Landscaped and fully enclosed. Two sheds. Pergola.

Agents Note

If you make arrangements to view and/or offer on this property, Mike Neville Estate Agents will request certain personal and contact information from you in order to provide our most efficient and professional service to both you and our vendor client.

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Money Laundering Regulations 2017

We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).

Floorplans

Floor plans are for identification purposes only and not to scale. All measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase.

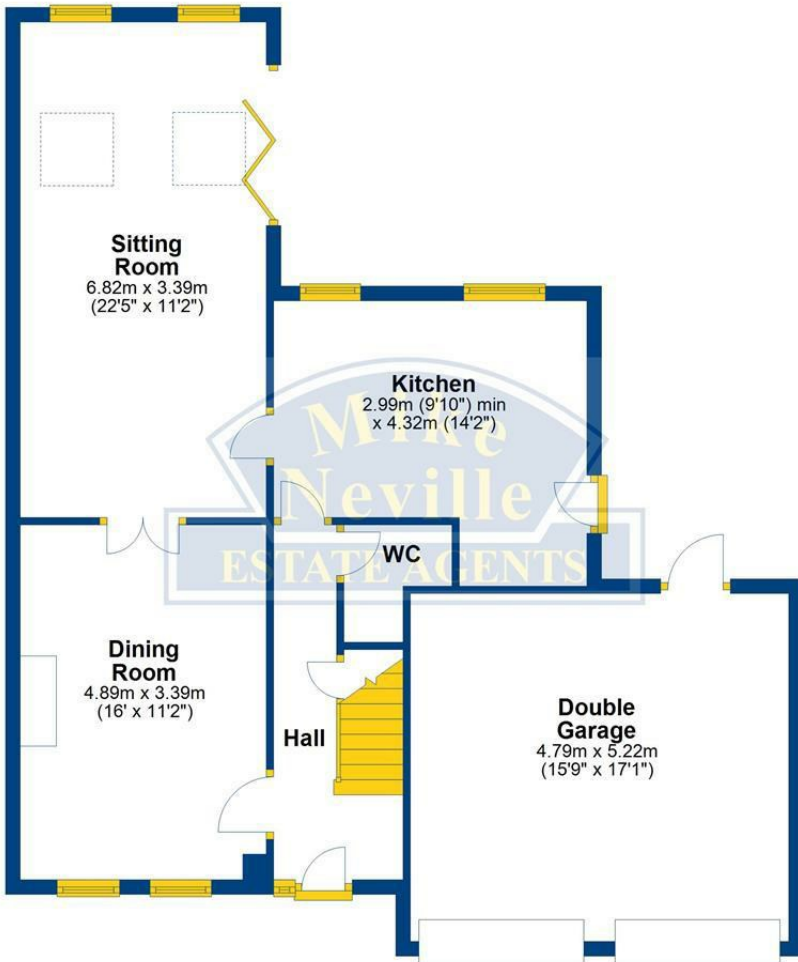
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Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make any representation or warranty whatsoever in relation to the property. Any appliances mentioned have not been tested by ourselves.



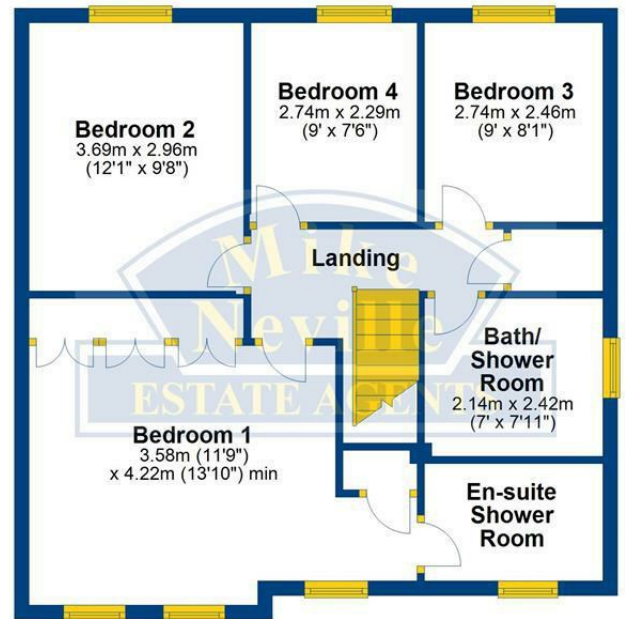
Ground Floor

Main area: approx. 65.1 sq. metres (700.3 sq. feet)
Plus double garage, approx. 25.0 sq. metres (269.0 sq. feet)



First Floor

Approx. 60.8 sq. metres (654.4 sq. feet)



Main area: Approx. 125.8 sq. metres (1354.6 sq. feet)
Plus double garage, approx. 25.0 sq. metres (269.0 sq. feet)







- Stunning Extended Detached Modern Family Home
- Corner Plot
- Viewing Essential
- Offering 1,355 sqft Of Living Space
- Vented Air-Conditioning (and Heating) to all Bedrooms
- Gas Radiator Central Heating and PVC Double Glazing
- Extended Sitting Room
- Double Garage
- Landscaped Rear Gardens
- Energy Efficiency Rating - C73

